

**Westfield Planning Commission
Agenda
June 13, 2022, 6 PM
Westfield Community Center, 59 North Hill Rd., Westfield, VT**

1. Call Meeting to Order
2. Additions/Changes to the Agenda
3. Approve May 9 Minutes
 - A. Business from Minutes
4. Zoning Bylaw revisions:
Discussion current edits to Article 8
5. Next Zoning Bylaw draft section/s
 - Updates from Ellen
 - Revised schedule to complete Bylaw draft
 - Possible additions/changes (see below)
6. Other Business
7. Next Meeting
8. Adjourn

Possible additions/changes to Bylaw

outdoor storage: Campers/buses used as storage structures

Natural subdivisions

– exclusions

E.G. Salisbury, having multiple lots along Lake Dunmore that are bisected by the main road, and some large farms that occupy both sides of a road; specifically excludes a road (as well as a river or a stream) from automatically creating two parcels.

-typical 'natural' subdivisions

In Hinesburg, State and Town roads create "natural subdivisions" per our definition of a lot. See section 10.1 in the Hinesburg Zoning Regulations
<<https://www.hinesburg.org/planning-zoning/pages/zoning-and-subdivision-regulations>> .

In Westford, State and Town roads, boundaries and navigable water courses create "natural subdivisions" per their definition of a lot. See section 511.L
<<https://westfordvt.us/wp-content/uploads/2019/09/Westford-Land-Use-Development-Regulations-Adopted-May-10-2018.pdf>> .